

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424
(585) 394-1120 / Fax: (585) 394-9476

Established 1789

PLANNING REVIEW COMMITTEE (PRC) Meeting Notes of February 14, 2022

TO: MARKS ENGINEERING REPRESENTING
ANTHONY LICCIARDELLO: SUNSET RIDGE

FROM: DEVELOPMENT OFFICE

EMAIL: BMARKS@MARKSENGINEERING.COM ALHUNTER@ROCHESTER.RR.COM

DATE: Tuesday, February 15, 2022

You are hereby given notice that the following report provides positive input to keep the application process moving forward.

Please be aware that failure to submit the requested information by the deadline listed below will likely result in your application being deemed incomplete. Incomplete applications are not placed on any agenda and will not be referred to outside agencies for review.

PLANNING BOARD FOR TUESDAY, MARCH 8, 2022

CPN-22-012 Marks Engineering, c/o Brennan Marks, P.E., 42 Beeman Street, Canandaigua, N.Y. 14424; representing Angelo Licciardello, 8242 East Bluff Drive, Penn Yan, N.Y. 14527; owner of property at 3535 State Route 364.

TM #98.19-1-20.100

Requesting a Subdivision approval to subdivide 33.18 acres into 31 single-family residential lots ranging in size from 0.46 acres to 2.74 acres to create the "Sunset Ridge Estates/Lakewood Custom Homes Residential Development." The development will extend into the Town of Hopewell and connect to County Road 18. The property in Hopewell has preliminary approval to be subdivided into nine one-acre single-family residential lots (formerly the "Canandaigua Shores" application).

Discussion at the Planning Review Committee meeting:

March 8, 2022: Planning Board to declare its intention to be designated as the SEQR Lead Agency for this application; SEQR 30-day review and comment period begins.

March 22, 2022: Public Hearing to be opened; presentation by the applicant.

Application Information:

1. A Public Hearing **IS** required.
2. State Environmental Quality Review (SEQR)—**Unlisted Action**.
3. A referral to the Ontario County Planning Board **IS** required.
4. The Planning Review Committee will forward a copy of the application and supporting documentation to the following agency/agencies for their review and recommendation:
All are digital PDF files unless otherwise noted:
 - Chris Jensen, Code Enforcement Officer
 - John Berry, Canandaigua Lake County Sewer District (*paper copy*)
 - Town Code Enforcement Officer Chris Jensen
 - Town Environmental Conservation Board
 - James Fletcher, Town Highway and Water Superintendent
 - MRB Group, D.P.C.
 - Ontario County Planning Board
 - Hopewell Fire Department
 - Gorham Fire Department
 - Crystal Beach Fire Department
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - William Wright, Ontario County Department of Public Works (*paper copy*)
 - Greg Trost, New York State Department of Transportation
 - Carleen Pierce, Canandaigua City School District
 - Neighboring Municipality: Town of Hopewell
 - Neighboring Municipality: Town of Gorham

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, FEBRUARY 18, 2022**, to be considered for the **TUESDAY, MARCH 8, 2022**, Planning Board agenda.

1. See attached ***One-Stage (Preliminary & Final) Subdivision Checklist***—All items with an open circle to the right must be addressed prior to the application being further processed.
2. Submit a letter of intent to clarify the owner(s) of the stormwater ponds, and the requirements and maintenance responsibilities of the owners of the stormwater ponds.
3. Submit an update of the narrative of the traffic study as applicable to the current application.
4. Submit a letter regarding the status of the U.S. Army Corps of Engineers permit.
5. Provide elevation renderings of the homes and the property as will be seen from Canandaigua Lake.
6. An sidewalk easement will be required along the State Route 364 frontage for a possible future sidewalk.
- 7.. The applicant shall provide **3 complete hard copies** of the plan. The applicant shall also submit a **PDF FILE** of the plans via e-mail to the Development Office at:

Information for the Applicant:

1. The applicant will receive a copy of the Planning Board agenda approximately 10 days prior to the meeting date. The applicant is required to be in attendance at the meeting. If the applicant cannot attend the meeting and wishes the Planning Board to act upon the application in their absence, the applicant shall contact the Development Office prior to 12:00 p.m. the day of the meeting.
2. The property owner is on notice that no development shall commence until the proper permits have been obtained from the Town's Development Office.
3. Your application will be referred to an outside consultant and/or consultants hired by the Town of Canandaigua (Town Engineer, Watershed Inspector, Town Attorney, etc.). ***YOU—the property owner—will be invoiced by the Town for the reimbursement of these expenses.*** The property owner is on notice that he or she is responsible for reimbursing the Town for any/all consultant fees accrued by the Town regarding this application. This includes resolutions written by the Town Engineer for each Zoning Board of Appeals or Planning Board meeting.